

Sisk, Richard

From: Richard Sisk <Sisk.Richard@epamail.epa.gov>
Sent: Monday, September 22, 2014 11:58 AM
To: Sisk, Richard
Subject: Fw: Recorded Notices and Access orders
Attachments: Access UAO Omaha Lead CERCLA-07-2012-0007.pdf, Reg 7 unilateral deed notices.pdf

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----- Forwarded by Richard Sisk/R8/USEPA/US on 09/22/2014 11:58 AM -----

From: Richard Sisk/R8/USEPA/US
To: doug.jamison@state.co.us, Bill Murray/R8/USEPA/US@EPA
Cc: Paula Schmittiel/R8/USEPA/US@EPA, Jennifer Chergo/R8/USEPA/US@EPA, John Works/R8/USEPA/US@EPA
Date: 10/18/2012 03:46 PM
Subject: Recorded Notices and Access orders

Doug and Bill - Here are the Region 7 examples. In regards to the access orders, they were just issued to get access for sampling, that way the Region could justify seeking a warrant if access was denied.

(See attached file: Access UAO Omaha Lead CERCLA-07-2012-0007.pdf)(See attached file: Reg 7 unilateral deed notices.pdf)

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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 7
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

11 NOV -9 PM 12:02

ENVIRONMENTAL PROTECTION
AGENCY REGION VII
REGIONAL HEARING CLERK

In the Matter of:

OMAHA LEAD SUPERFUND SITE
OMAHA, NEBRASKA

ADMINISTRATIVE ORDER DIRECTING
COMPLIANCE WITH REQUEST FOR
ACCESS

Gracie M. Osby
5320 North 51st Street
Omaha, Nebraska 68104

Docket No. CERCLA-07-2012-0007

RESPONDENT

Proceeding Under Section 104(e) of the
Comprehensive Environmental Response,
Compensation and Liability Act,
as amended, 42 U.S.C. § 9604(e)

ADMINISTRATIVE ORDER DIRECTING COMPLIANCE
WITH REQUEST FOR ACCESS

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LIST OF EXHIBITS

1. Warranty Deeds
2. Access Request Letter
3. Access Forms

I. JURISDICTION

1. This Administrative Order ("Order") is issued to Gracie M. Osby (hereinafter "Respondent"), pursuant to the authority vested in the President of the United States by Section 104(e)(5) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, ("CERCLA"), 42 U.S.C. § 9604(e)(5), and the National Oil and Hazardous Substances Pollution Contingency Plan, 40 C.F.R. § 300.400(d)(4). This authority was delegated to the Administrator of the United States Environmental Protection Agency ("EPA") on January 23, 1987, by Executive Order 12580, 52 Fed. Reg. 2923, and further delegated to the Regional Administrators of EPA on May 11, 1994 by EPA Delegation No.14-6. The Regional Administrator, EPA Region 7, redelegated this authority to the Superfund Division Director, EPA Region 7, by Regional Delegation No. R7-14-006, dated June 30, 1997, and the authority was further delegated to the Superfund Branch Chiefs by Regional Delegation No. R7-DIV-14-006, dated July 25, 1997.

II. STATEMENT OF PURPOSE

2. This Order requires Respondent to grant EPA and its authorized representatives entry and access to the property described in Paragraph 4 below ("the Property") located in Omaha, Nebraska for the purposes of determining the need for response actions or otherwise enforcing the provisions of CERCLA by collecting environmental samples at the Omaha Lead Superfund Site (the "Site"). This Order further requires Respondent to refrain from interfering with access to the Property by EPA and its authorized representatives for the purposes set forth herein. The Property is located within the Site. Hazardous substances have been released at the

Site and the EPA is investigating the nature and extent of the release in order to evaluate the need to conduct additional response actions to remove the hazardous substances. The access is necessary at the Property to determine if hazardous substances are present and evaluate if the hazardous substances present a threat to human health or the environment.

3. This Administrative Order establishes that Respondent has denied EPA access to her property, sets forth the relief EPA is seeking, and provides Respondent with an opportunity to confer with EPA regarding access.

III. FINDINGS OF FACT

4. Respondent is the owner(s) of certain property described as:

- a. a vacant lot at 4503 North 36th Street, Omaha, Nebraska; and
- b. a vacant lot at 3484 Ames Avenue, Omaha, Nebraska.

5. Respondent acquired current interest in the property described in Paragraph 4a on December 18, 1986 and the property described in Paragraph 4b on February 17, 1994. A copy of a Warranty Deed for each property is attached as Exhibit 1. The properties described in Paragraph 4 are herein referred to as the "Property."

6. The Site is listed on the CERCLA National Priorities List, 40 C.F.R. Part 300, App. B, pursuant to Section 105(a)(8)(B) of CERCLA, 42 U.S.C. § 9605(a)(8)(B).

7. The Site includes contaminated surface soils present at thousands of residential properties, child care facilities, and other residential-type properties in the city of Omaha, Nebraska, that have been contaminated as a result of historic air emissions from lead smelting/refining operations. The total area of the Site is approximately 27 square miles and

encompasses the eastern portion of the greater metropolitan area in Omaha, Nebraska. The Site is centered around downtown Omaha, Nebraska, where two former lead processing facilities operated.

8. American Smelting and Refining Company, Inc., (ASARCO) operated a lead refinery at 500 Douglas Street in Omaha, Nebraska, for over 125 years. The Gould Electronics Inc. (Gould) lead battery recycling plant was located at 555 Farnam Street and operated for approximately 30 years. Both facilities released lead-containing particulates to the atmosphere from their smokestacks as a routine part of their operation. The ASARCO facility was much larger and emitted most of the airborne lead contaminants. Past smelting/refining operations have resulted in the emissions of over a hundred thousand tons of lead into the air at the Site. These lead emissions migrated through airborne pathways and settled onto the ground surface in the areas of the Site, including the residential properties.

9. The Site has an extensive history of investigations and response activities to address threats to human health and the environment presented by lead contaminated soils. The EPA began sampling residential yards in March 1999. The EPA has collected soil samples from over 39,000 residential properties in the Omaha area. The EPA has had the soil samples analyzed and the results from the sampling activities have been verified. The results of this soil sampling show widespread soil lead contamination in the residential yards at the Site.

10. To address the release of the hazardous substances at the residential properties at the Site, the EPA is conducting certain response actions. These actions included the performance of an emergency removal action to cleanup contaminated soils at priority properties. In addition a Remedial Investigation/Feasibility Study (RI/FS) was performed to identify the locations of

contaminated residential soils, evaluate their impact on human health and the environment, and propose remediation alternatives to address the risks posed by the contaminated residential soils. A final Record of Decision was signed in May 2009 outlining the steps to be taken to address the lead contamination in the residential soils at the Site and additional cleanup work is being implemented. These actions require the sampling of the soil at the Property to determine if these soils are contaminated.

11. To perform the response actions described above, it will be necessary for employees, agents, contractors, and other representatives of EPA to enter the Property. The activities for which entry is required include the collection of soil samples from the Property and, if necessary, the collection of lead paint data through non-intrusive testing of the exterior painted surfaces of the structures at the Property.

12. Soil sampling activities at the Property will require approximately one hour to complete and will consist of the collection of several spoonfuls of soil at each sample location. The EPA will enter Respondent's yard and collect small soil samples for analysis. The samples are taken beneath the top layer of grass and organic matter. This is done by making a small divot in the grass, removing a few spoons full of soil, and replacing the divot. The EPA does not need to enter Respondent's home or any other outside buildings. Approximately, five to six composite samples will be taken from the front, back and side yards. Also, EPA may sample near outside play equipment or in garden areas. Generally, samples are collected away from buildings to avoid interference from any lead-based paint chips that may have fallen off buildings, but at least one sample will be taken in the area close to the foundation of the building. The small volume of soil will be removed from Respondent's Property and placed in a small container or plastic bag

for analytical testing at a laboratory or field analysis at an EPA field office location, and retained for subsequent analytical verification.

13. In addition, if the results of the soil sampling at the Property indicate that the soil at the property is contaminated above levels of concern, the EPA will return to perform a lead-based paint assessment on the exterior painted surfaces of the structures at the property. The purpose of this assessment is to evaluate the severity of any lead-based paint problem that may exist. The paint data collection activities will take a few hours to complete. EPA will collect data on each of the similarly painted exterior surfaces for all structures at the Property, including the exterior of the house, garage, and other structures, if any are present. No painted surfaces will be disturbed by this assessment. The data will be collected using an instrument placed against the painted surface that records the lead content of the painted surface. In addition, EPA will visually inspect the painted surfaces. The EPA will not enter the house or any other structure.

14. The EPA will enter the Property at reasonable times to perform the sampling. EPA will provide the sample results to the Respondent. Respondent may observe EPA sampling procedures but may not interfere with sampling activities.

15. Considerable efforts have been made by EPA to obtain permission to access the Property, but such efforts have been unsuccessful. The following contact attempts have been made:

- a. Access request letters, copies of which are attached as Exhibit 2, were sent on the following dates for both Properties listed in Paragraph 4:

- i. August 01, 2003, April 23, 2004, November 28, 2007, August 21, 2008 (this letter is dated August 1, 2008 but was sent on August 21, 2008 along with an August 7, 2008 letter from the Omaha City Council), and October 13, 2010.
- b. Personal or telephone contacts were made (as documented on the Access Forms attached as Exhibit 3) on the following dates:
 - i. for the Property listed in Paragraph 4a:
 - April 16, 2008.
 - ii. For the Property listed in Paragraph 4b:
 - April 16, 2008.
- c. Most recently the EPA contacted the Respondent by telephone on September 9, 2011, and again Respondent refused to allow access to the Property.

Respondent has had many opportunities to enter into an access agreement with EPA.

However, Respondent has rejected all attempts by EPA to obtain access for sampling the Property.

IV. CONCLUSIONS OF LAW AND DETERMINATIONS

16. The Site is a "facility" within the meaning of Section 101(9) of CERCLA, 42 U.S.C. § 9601(9).
17. Respondent is a "person" within the meaning of Section 101(21) of CERCLA, 42 U.S.C. § 9601(21).
18. Lead is a hazardous substance within the meaning of Section 101(14) of CERCLA, 42 U.S.C. § 9601(14).

19. The past and/or present disposal and migration of a hazardous substance at or from the Site constitutes an actual "release" or a threat of such a release into the "environment" within the meaning of Sections 101(8) and 101(22) of CERCLA, 42 U.S.C. §§ 9601(8) and (22), and thus there is a reasonable basis to believe that there may be a release or threat of release of hazardous substances on the Property within the meaning of Section 104(e)(1) of CERCLA, 42 U.S.C. § 9604(e)(1).

20. The Property owned or controlled by Respondent referred to in Paragraph 4 above is a property:

- a. to which a hazardous substance has been or may have been released; and
- b. where entry is needed to determine the need for a response action, within the meaning of Section 104(e)(3) of CERCLA, 42 U.S.C. § 9604(e)(3).

21. Entry to property owned or controlled by Respondent by the agents, contractors, or other representatives of the United States is needed for the purposes of determining the need for a response action, within the meaning of Section 104(e)(3) of CERCLA, 42 U.S.C. § 9604(e)(3).

22. EPA's request for access to the Property has not been granted or Respondent's attempts to condition its grant of access amounts to a denial of access within the meaning of Section 104(e)(5)(a) of CERCLA, 42 U.S.C. § 9604(e)(5)(a), and 40 C.F.R. 300.400(d)(4)(i).

V. ORDER

23. Based upon the foregoing Findings of Fact, Conclusions of Law and Determinations, and the Administrative Record, Respondent is hereby ordered to provide EPA and its officers, employees, agents, contractors, and other representatives, full and unrestricted

access at all reasonable times to the Property for the purpose of conducting sampling activities that EPA deems necessary to evaluate the threat to public health, welfare or the environment posed by the release or threatened release of hazardous substances at the Property.

24. Respondent shall not interfere with EPA's exercise of its access authorities pursuant to 42 U.S.C. § 9604(e) and 40 C.F.R. 300.400(d), and shall not interfere with or otherwise limit any activity conducted at the Property pursuant to this Order by EPA, its officers, employees, agents, contractors, or other representatives. Any such interference shall be deemed a violation of this Order.

25. Nothing herein limits or otherwise affects any right of entry held by the United States pursuant to applicable laws, regulations, or permits.

26. This Order shall apply to and be binding upon Respondent and its successors, heirs and assigns, and each and every agent of Respondent and upon all other persons and entities who are under the direct or indirect control of Respondent, including any and all lessees of Respondent.

27. In the event of any conveyance by Respondent or Respondent's agents, heirs, successors and assigns of an interest in the Property, Respondent or Respondent's agents, heirs, successors and assigns shall convey the interest in a manner which insures continued access to the Property by EPA and its representatives for the purpose of carrying out the activities pursuant to this Order. Any such conveyance shall restrict the use of the Property so that the use will not interfere with activities undertaken or to be undertaken by EPA and its representatives.

Respondent or Respondent's agents, heirs, successors and assigns shall notify EPA in writing at

least thirty (30) days prior to the conveyance of any interest in the Property, and shall, prior to the transfer, notify the other parties involved in the conveyance of the provisions of this Order.

VI. ENFORCEMENT

28. Compliance with this Order shall be enforceable pursuant to Section 104(e)(5) of CERCLA, 42 U.S.C. § 9604(e)(5). A court may impose a civil penalty on Respondent of up to \$37,500 for each day that Respondent unreasonably fails to comply with this Order, as provided in Section 104(e)(5) of CERCLA, 42 U.S.C. § 9604(e)(5), and the Civil Monetary Penalty Inflation Adjustment Rule, 69 Fed. Reg. 7121, 40 C.F.R. Part 19.4. In addition, any person who is liable for a release or threat of release of a hazardous substance or pollutant or contaminant and who fails to comply with this Order may be liable for punitive damages in an amount up to three times the amount of any costs incurred by the United States as a result of such failure, as provided in Section 107(c)(3) of CERCLA, 42 U.S.C. § 9607(c)(3). Nothing herein shall preclude EPA from taking any additional enforcement actions, and/or other actions it may deem necessary for any purpose, including the prevention or abatement of a threat to the public health, welfare, or the environment arising from conditions at the Property, and recovery of the costs thereof.

29. Nothing in this Order constitutes a waiver, bar, release, or satisfaction of or a defense to any cause of action which EPA has now or may have in the future against Respondent, or against any entity which is not a party to this Order.

30. Nothing in this Order shall affect in any manner the right of EPA to issue any other orders or to take any other administrative or civil action against Respondent or any other parties under CERCLA which relate to this Property or any other site.

31. Nothing in this Order constitutes a decision on preauthorization of funds under Section 111(a)(2) of CERCLA, 42 U.S.C. § 9611(a)(2).

VII. ADMINISTRATIVE RECORD

32. EPA has established an Administrative Record which contains the documents that form the basis for the issuance of this Order. The Administrative Record is available for review at three branches of the Omaha Public Library in Omaha, Nebraska and by appointment at the EPA Regional Office in Kansas City, Kansas. The Administrative Record is located at the main branch (W. Dale Clarke Branch) of the Omaha Public Library at 215 South 15th Street (402-444-4800), the Washington Branch at 2816 Ames Avenue (402-444-4849), and at the South Omaha Branch at 2202 M Street (402-444-4850). A paper and electronic copy is available at the main branch with only electronic copies available at the Washington Branch and South Omaha Branch. An appointment to review the Administrative Record at the EPA Regional Office can be made by contacting Steven L. Sanders, Senior Counsel, at (913) 551-7578. The record can also be reviewed by contacting the Omaha Public Library at the numbers identified above.

VIII. OPPORTUNITY TO CONFER

33. Within seven (7) calendar days after receipt of this Order by Respondent, Respondent may request a conference with EPA, to be held no later than three (3) business days after Respondent's request, on any matter pertinent to this Order, including its applicability, the factual findings and the determinations upon which it is based, the appropriateness of any actions Respondent is ordered to take, or any other relevant and material issues or contentions which Respondent may have regarding this Order. Respondent may appear in person and/or be represented by an attorney or other representative at the conference. Respondent may also

submit written comments or statements of position on any matter pertinent to this Order no later than the time of the conference, or at least two business days before the effective date of this Order if Respondent does not request a conference. EPA will deem Respondent to have waived its right to the conference or to submit written comments if it fails to request the conference or submit comments within the specified time period(s). Any request for a conference or written comments or statement should be submitted to Steven L. Sanders, Senior Counsel, at telephone number (913) 551-7578, by facsimile number (913) 551-9578, by electronic mail at sanders.steven@epa.gov or by regular mail at U.S. Environmental Protection Agency, Region 7, 901 North 5th Street, Kansas City, Kansas 66101. The Respondents can also reach EPA toll free at 1-800-223-0425.

IX. EFFECTIVE DATE: COMPUTATION OF TIME

34. This Order shall be effective seven (7) business days after its receipt by Respondent or Respondent's designated representative unless a conference is timely requested as provided above. If a conference is timely requested, then at the conclusion of the conference or after the conference, if EPA determines that no modification to the Order is necessary, the Order shall become effective immediately upon notification by EPA of such determination. If modification of the Order is determined by EPA to be necessary, the Order shall become effective upon notification by EPA of such modification. Any EPA notification under this paragraph may, at EPA's discretion, be provided to Respondent by facsimile, electronic mail, or oral communication; provided that if EPA does use such a form of notification, it will also confirm such notification by first class, certified or express mail to Respondent or its legal

counsel. Any amendment or modification of this Order by EPA shall be made or confirmed in writing.

35. For purposes of this Order, the term "day" shall mean a calendar day unless expressly stated to be a business day. "Business day" shall mean a day other than a Saturday, Sunday or federal legal holiday. When computing any period of time under this Order, if the last day would fall on a Saturday, Sunday, or federal legal holiday, the period shall run until the next business day.

X. NOTICE OF INTENT TO COMPLY

36. On or before the effective date of this Order, Respondent shall notify EPA in writing whether Respondent will comply with the terms of this Order. Respondent's failure to notify EPA of its unconditional intent to fully comply with this Order by the time the Order becomes effective shall be (1) construed as a denial of EPA's request for access, and (2) as of the effective date of the Order, treated as a violation of the Order. Such written notice shall be sent to:

Steven L. Sanders
Senior Counsel
U.S. Environmental Protection Agency, Region 7
901 North 5th Street
Kansas City, Kansas 66101
Telephone (913) 551-7578
Facsimile (913) 551-9578.

XI. TERMINATION

37. This Order shall remain in effect for 180 days after the effective date of the Order or until Gene Gunn, Branch Chief or his designee notifies Respondent in writing that access to the Property is no longer needed, whichever comes first.

SO ORDERED.

11/09/2011
Date of Issuance

Gene Gunn
Gene Gunn
Chief
Special Emphasis Remedial Branch
Superfund Division

PARC 0178 0000 18

FB 02 STATUS 2 CLASS R
EXEMPT 0 EXEMPT TYPE TAX DISTRICT 0100 SID F-
PROP HOUSE HALF DIR ----- STREET NAME----- TYPE SUFFIX APT AREA ZIP CODE
ADDRESS 04503 N 036 ST OMA 68111

-----OWNER OR TAXPAYER INFORMATION-----
NAME GRACIE M*OSBY DATE OF LAST CHANGE 01-29-2004
+ 5320 N 51 ST BK/PG OR DOC# 1004/342 1794/410
ADDR HOMESTEAD DELETE
CITY OMAHA ST NE ZIP 68104 NON NUMERIC ZIP CODE Duane Sec 11
-----CURRENT VALUE-----HOMESTEAD-----
YEAR ---DATE--- ---LAND--- ---IMPR--- --TOTAL-- PAR RSN NUMBER TY CD PCT VALUE
2005 03-25-2005 900 0 900 IR

ADDITION NO. 26040		LOT 13	HALF	BLOCK 7	HALF
MONMOUTH PARK		SECT	TOWN	RANGE	PLAT 0234
-----LEGAL DESCRIPTION-----		-----LEGAL DESCRIPTION-----			
1	1/2 VAC ALLEY ADJ & N 65 FT	2	72	X	48
3	35/30p	4			
5		6			
7	354/327	8			

PF1-ADFB

PF5-PNFB

PF6-PAFB

BVID
34368



EXHIBIT 1a

THIS INDENTURE, Made this 18th day of December, 1912, in the year one thousand nine hundred and eighty-six, between

DAVID L. HERZOG, Trustee,



of the first part, and

LENNIE ORBY and GRACE ORBY, husband and wife, with rights of survivorship, not as tenants in common,

RECEIVED
DEC 23 AM 10 04
GEORGE J. BUECHNER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

WITNESSETH, that the said part y of the first part, in consideration of the sum of Two Hundred and Fifty (\$250.00) and other good and valuable considerations, DOLLARS, to him duly paid, the receipt whereof is hereby acknowledged does and has sent, released, and quit-claimed, and by these presents do remise, release and forever quit-claim unto the said part ias of the second part, and to his her or their heirs and assigns forever, all his, her or their right, title and interest, in and to all the property and the improvements, if any, thereon in and to the following described real estate, to wit:

The North Sixty-five (65') feet of Lot Thirteen (13), in Block Seven (7) in Mammoth Park, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the 1/2 vacated alley adjacent and abutting those premises; and this conveyance is subject to an agreement between grantor and grantee whereby grantee, as part of the consideration herein, will pay all past, present and future taxes, assessment and charges on the above described property;

BOOK 1794 N 351-354 C/O FEE 5.50
PAGE 410 N 351-354 C/O DEL. MC BC
OF 12/23/12 COMP 11 FID 02-26040

Together with all and singular the hereditaments thereto belonging. TO HAVE AND TO HOLD the above described premises unto the said grantee and to grantee's heirs and assigns forever so that neither the said grantor, nor any person in his, her or their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them shall by their presents be excluded and forever barred.

David L. Herzog, Trustee
David L. Herzog, Trustee

STATE OF NEBRASKA, County of DOUGLAS

Before me, a notary public qualified for said county, personally came DAVID L. HERZOG, TRUSTEE,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and seal on December 18, 1912, at Omaha, Nebraska.

STATE OF _____, County of _____

day of _____, 19____, at _____ o'clock a.m. / p.m., and recorded in Book _____ of _____ at page _____

By _____ Reg. of Deeds
Deputy

BVLD
34368

PARC 0181 0000 18

FB 02 STATUS 2 CLASS R
EXEMPT 0 EXEMPT TYPE TAX DISTRICT 0100 SID F-
PROP HOUSE HALF DIR ----STREET NAME----- TYPE SUFFIX APT AREA ZIP CODE
ADDRESS 03484 AMES AV OMA 68111

-----OWNER OR TAXPAYER INFORMATION-----
NAME GRACIE M*OSBY DATE OF LAST CHANGE 01-29-2004
+ 5320 N 51 ST BK/PG OR DOC# 1004/342 1971/576
ADDR HOMESTEAD DELETE
CITY OMAHA ST NE ZIP 68104 NON NUMERIC ZIP CODE
-----CURRENT VALUE-----HOMESTEAD-----
YEAR ---DATE--- ---LAND--- ---IMPR--- --TOTAL-- PAR RSN NUMBER TY CD PCT VALUE
2005 03-25-2005 300 0 300 IR

ADDITION NO. 26040	LOT 16	HALF	BLOCK 7	HALF
MONMOUTH PARK	SECT	TOWN	RANGE	PLAT 0234
-----LEGAL DESCRIPTION-----	-----LEGAL DESCRIPTION-----			
1 1/2 VAC ALLEY ADJ &	2 49 X 132			
3	4			
5	6			
7	8			

PF1-ADFB

PF5-PNFB

PF6-PAFB

BUIO
34358

EXHIBIT 1b

SDGK 1971 PAGE 576

SPECIAL WARRANTY DEED

LAND REUTILIZATION COMMISSION
OF DOUGLAS COUNTY
THE LAW BUILDING
600 SO. 16TH ST., SUITE 100
OMAHA, NE 68102

KNOW ALL MEN BY THESE PRESENTS, That LAND REUTILIZATION COMMISSION OF THE COUNTY OF DOUGLAS, NEBRASKA ("Grantor"), in consideration of the sum of THREE HUNDRED DOLLARS AND NO/100 DOLLARS,

in hand paid by LENNIE S. OR GRACIE M. OSBY, JOINT TENANTS WHOSE NOT AS TENANTS IN COMMON of DOUGLAS County and State of Nebraska, does hereby specially Grant, Bargain, Sell and Convey unto the said Grantee the following described premises, situated in the County of Douglas and State of Nebraska, to wit:

ONE HALF (1/2) VACATED ALLEY ADJOINING AND LOT SIXTEEN (16), BLOCK SEVEN (7), MINNEMOUTH PARK, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

RECEIVED

FEB 18 10 54 AM '94

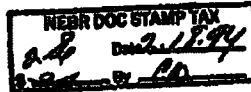
GEORGE J. DUNN, REG.
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

SEP 2056 BK 1971 R 350-327 FB 02-26010
Lent PG 076 C/O V COMP VP SCOT MY
6.92 OF Lent LEFT PG

the selling price represents a consideration equal to or in excess of two-thirds of the appraised value together with all the tenements, hereditaments, and appurtenances thereto belonging, and all the estate, right, title, interest, claim or demand whatsoever of the said Grantor, of, in, or to the same, or any part thereof.

TO HAVE AND TO HOLD the above described premises unto the said Grantee forever; and the said Grantor hereby specially covenants that said premises are free and clear of all liens and encumbrances subject to rights of way, easements and covenants thereon and subject to all rights of redemption provided by law or the Constitution of the State of Nebraska and it does hereby covenant to SPECIALLY WARRANT AND DEFEND the said premises against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demand.

IN WITNESS WHEREOF Grantor has hereunto set its hand this 17TH day of FEB. A.D., 19 94.

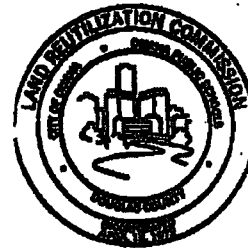


LAND REUTILIZATION COMMISSION OF THE
COUNTY OF DOUGLAS, NEBRASKA

By Vochleen M. McAllister
Chairman or Vice Chairman

Attest:

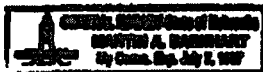
Carol E. H.
Secretary



STATE OF NEBRASKA }
COUNTY OF DOUGLAS) ss.

On this 18th day of February, A.D., 19 94, before me, a Notary Public in and for said County, personally came the above named Grantor who is personally known to me to be the identical person whose name is affixed to the above instrument as Grantor and he acknowledges said instrument to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.



Martin A. Bannister
Notary Public

My commission expires on the 7th day of July, A.D., 19 97.

EXHIBIT 1b

BVLD
34358



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

**REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101**

**OFFICE OF
REGIONAL ADMINISTRATOR**

March 10, 2003

**Re: Omaha Lead Site
Soil Testing
EPA ID No. NESFN0703481**

Dear Property Owner:

The U. S. Environmental Protection Agency (EPA) is investigating lead contamination in soil at residences in eastern Omaha, Nebraska. EPA would like to include your property in this investigation because it is located within an area that may have been influenced by historical lead sources located in or near downtown. If you choose to sign the enclosed access agreement and mail it back in the enclosed envelope, consultants hired by EPA will visit your property at a later date to collect samples of soil from your yard.

A total of about two cups of soil will be collected from various locations around your property and tested for contamination by lead and other metals. The results will be mailed to you after a quality control analysis has been performed. In addition, data from your property will be used to develop a map of the Omaha Metropolitan Area showing locations where high lead concentrations have been found. This map will be used as a tool to identify any trends that may lead to parties responsible for the contamination. It will also be used to inform the public about the progress of the investigation.

At a later date, EPA will evaluate the results of all properties it has tested to determine the need for clean-up. If your property needs to be cleaned-up, EPA will perform the work at no cost to the property owner. Properties where a child with an elevated blood lead level lives or those being used to provide licensed child care services will be considered for clean-up before all other properties.

I encourage you to sign and return the access form which will permit EPA to sample your property. Although participation in the soil investigation is voluntary, information gained by testing your soil for metals contamination could be useful as you make future decisions about the use of your property.

If you have any additional questions about this matter, please call 1-913-551-7703 or call Debbie Kring toll-free at 1-800-223-0425.

Sincerely,

Don Bahnke, Project Manager

Enclosures

Para mas informacion en español, por favor usen este numero 1-800-223-0425.

RECYCLE ♻️
USE RECYCLED PAPER



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 7
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

August 1, 2003

Dear Property Owner:

Re: Omaha Lead Site
Soil Testing
EPA ID No. NESFN0703481

The U. S. Environmental Protection Agency (EPA) is investigating lead contamination in soil at residences in eastern Omaha, Nebraska. The EPA would like to include these properties in this investigation because they are located within an area that may have been influenced by historical lead sources located in or near downtown. If you choose to sign the enclosed access agreement and mail it back in the enclosed envelope, consultants hired by EPA will visit your properties at a later date to collect samples of soil.

A total of about two cups of soil will be collected from various locations around each of your properties and tested for contamination by lead and other metals. The sampling process will only take about one hour for each property and will be at no cost to you. The results will be mailed to you after a quality control analysis has been performed. In addition, data from your properties will be used to develop a map of the Omaha Metropolitan Area showing locations where high lead concentrations have been found. This map will be used as a tool to identify any trends that may lead to parties responsible for the contamination. It will also be used to inform the public about the progress of the investigation.

At a later date, EPA will evaluate the results of all properties it has tested to determine the need for clean-up. If any of your properties need to be cleaned-up, EPA will perform the work at no cost to the property owner. Properties where a child with an elevated blood lead level lives or those being used to provide licensed child care services will be considered for clean-up before all other properties.

I encourage you to sign and return the access form which will permit EPA to sample your properties. Although participation in the soil investigation is voluntary, information gained by testing your soil for metals contamination could be useful as you make future decisions about the use of your property.

If you have any additional questions about this matter, please call 1-913-551-7003 or call Debbie Kring toll-free at 1-800-223-0425.

Sincerely,

A handwritten signature in black ink that reads "Don Bahnke". The signature is written in a cursive, flowing style.

Donald Bahnke, Project Manager

Enclosures

Para mas informacion en espanol, por favor usen este numero 1-800-223-0425.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

**REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101**

April 23, 2004

Dear Property Owner:

**Re: Omaha Lead Site
Soil Testing
EPA ID No. NESFN0703481**

The U. S. Environmental Protection Agency (EPA) has discovered high levels of lead in soils across eastern Omaha, Nebraska, and is continuing to investigate the areas where this contamination may be found. The EPA would like to include your property in this investigation because it is located within an area that may have been influenced by historical lead sources located in or near downtown. The EPA is performing this investigation in order to help reduce childhood lead poisoning in the Omaha area.

The EPA would like to sample the soil on your property at no cost to you. A total of about two cups of soil would be collected from various locations around your property and tested for contamination by lead and other metals. The results of the sampling will be mailed to you.

In order to perform this sampling the EPA would like your permission. An access agreement is enclosed to provide this permission. Please sign this agreement and return it to EPA so that your property can be sampled at no cost to you. Once the access agreement is returned the EPA will contact you to perform the sampling.

If you have any additional questions about this matter, please call me at 1-913-551-7003 or call Debbie Kring toll-free at 1-800-223-0425.

Sincerely,

A handwritten signature in black ink that reads "Don Bahnke".

**Donald Bahnke,
Project Manager**

Enclosure

Para mas información en español, por favor usen este numero 1-800-223-0425.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

**REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101**

November 28, 2007

Re: Omaha Lead Site Required Soil Testing

Dear Property Owner:

The U.S. Environmental Protection Agency (EPA) has discovered high levels of lead in soils across eastern Omaha, Nebraska, and is continuing to investigate the areas where this contamination may be found. The EPA is performing this investigation in order to help reduce childhood lead poisoning in the Omaha area. The EPA will need to sample all of the residential properties located within our area of investigation in eastern Omaha, which includes your property.

The sampling that EPA needs to perform at your property would be no cost to you. A total of about two cups of soil would be collected from various locations around your property and tested for contamination by lead and other metals. The results of the sampling will be mailed to you. If EPA determines that any lead cleanup work is necessary, that work will also be performed at no cost to you.

EPA is requesting your permission to perform this sampling. An access agreement is enclosed to provide this permission. Please sign this agreement and return it to EPA in the enclosed postage paid envelope so that your property can be sampled at no cost to you. Once the access agreement is returned, the EPA will contact you to perform the sampling. If the EPA does not hear from you, we may be contacting you directly.

If you have any additional questions about this matter, please call the local EPA Public Information Center at 1-402-731-3045.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Feild".

**Bob Feild,
Project Manager**

Enclosure

Para mas información en español, por favor usen este numero 1-402-731-3045.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

**REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101**

August 1, 2008

Re: Omaha Lead Site Required Soil Testing

Dear Property Owner:

The U.S. Environmental Protection Agency (EPA) has discovered high levels of lead in soils across eastern Omaha, Nebraska, and is continuing to investigate the areas where this contamination may be found. The EPA is performing this investigation in order to help reduce childhood lead poisoning in the Omaha area. The EPA will need to sample all of the residential properties located within our area of investigation in eastern Omaha, which includes your property.

The sampling that EPA needs to perform at your property would be no cost to you. A total of about two cups of soil would be collected from various locations around your property and tested for contamination by lead and other metals. If the soil sampling indicates that the soil contains lead levels sufficiently high for the property to be eligible for cleanup, EPA will also need to perform a lead based paint assessment on the exterior walls of structures located on the property to determine if chipping and peeling paint on homes or other structures has the potential to fall to the ground and re-contaminate the soil. The results of the sampling and the lead based paint assessment, if required, will be mailed to you. If EPA determines that any lead cleanup work is necessary, that work will also be performed at no cost to you.

EPA is requesting your permission to perform this sampling. An access agreement is enclosed to provide this permission. Please sign this agreement and return it to EPA in the enclosed postage paid envelope so that your property can be sampled at no cost to you. Once the access agreement is returned, EPA will perform the soil sampling and will also perform the lead based paint assessment, if necessary. If the EPA does not hear from you, we may be contacting you directly.

If you have any additional questions about this matter, please call the local EPA Public Information Center at 1-402-731-3045.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Feild".

**Bob Feild,
Project Manager**

Enclosure

Para mas información en español, por favor usen este numero 1-402-731-3045.



OMAHA CITY COUNCIL
OMAHA/DOUGLAS CIVIC CENTER
OMAHA, NEBRASKA 68183
Telephone (402) 444-5620
Teletax (402) 444-5263

DAN WELSH
PRESIDENT
GARRY GEMANDT
VICE PRESIDENT
FRANK BROWN
CHUCK SIGERSON
JIM SUTTLE
FRANKLIN THOMPSON
JIM VOKAL

August 7, 2008

Dear Property Owner:

We are writing to encourage you to cooperate with the U.S. Environmental Protection Agency (EPA) in their ongoing investigation of lead-contaminated soils in eastern Omaha. Lead-contaminated soil poses a serious risk to children of our community.

At the request of the City Council, the EPA began investigating lead-contaminated soil in Omaha in 1999. To date, EPA has conducted soil sampling at more than 80% of the 40,000+ residential properties within the impacted area. You have been identified as an owner of a property where EPA has been unable to obtain voluntary access to perform soil sampling. The EPA intends to sample all residential properties within the impacted area. In cases where voluntary access is not provided, EPA has indicated that it intends to perform this sampling using statutory authority granted by the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, or the Superfund statute).

It is in the best interest of all property owners within the impacted area to cooperate with EPA and allow access for soil sampling. If voluntary access is granted, EPA will work with property owners to arrange a convenient time to perform the soil sampling and take into consideration other owner concerns, to the extent possible. All cleanup work that is determined to be necessary for protection of public health would be performed by EPA at no cost to the property owner if voluntary access is provided.

Enclosed is an access agreement that can be completed to grant voluntary access to EPA to conduct this important soil sampling. We urge you to complete this form for all properties owned within the impacted area, and return it to EPA in the enclosed postage-paid envelope at your earliest convenience. The EPA public information centers can be contacted for more information about the EPA lead cleanup in Omaha at (402) 731-3045, or you may contact EPA directly by calling the project manager, Robert Feild, at (913) 551-7697, or the site attorney, Steven Sanders, at (913) 551-7578. Thank you for your cooperation.

Sincerely,


Dan Welsh
President


Garry Gemandt
Vice President


Frank Brown
Councilmember


Chuck Sigerson
Councilmember


Jim Suttle
Councilmember


Franklin Thompson
Councilmember


Jim Vokal
Councilmember

/Enclosure

EXHIBIT 2



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

**REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101**

October 13, 2010

Re: Omaha Lead Site Required Soil Testing

Dear Property Owner:

The U.S. Environmental Protection Agency (EPA) has discovered high levels of lead in soils across eastern Omaha, Nebraska, and is continuing to investigate the areas where this contamination may be found. The EPA is performing this investigation in order to help reduce childhood lead poisoning in the Omaha area. The EPA will need to sample all of the residential properties located within our area of investigation in eastern Omaha, which includes your property.

The sampling that EPA needs to perform at your property would be no cost to you. A total of about two cups of soil would be collected from various locations around your property and tested for contamination by lead and other metals. If the soil sampling indicates that the soil contains lead levels sufficiently high for the property to be eligible for cleanup, EPA will also need to perform a lead based paint assessment on the exterior walls of structures located on the property to determine if chipping and peeling paint on homes or other structures has the potential to fall to the ground and re-contaminate the soil. The results of the sampling and the lead based paint assessment, if required, will be mailed to you. If EPA determines that any lead cleanup work is necessary, that work will also be performed at no cost to you.

EPA is requesting your permission to perform this sampling. An access agreement is enclosed to provide this permission. Please sign this agreement and return it to EPA in the enclosed postage paid envelope so that your property can be sampled at no cost to you. Once the access agreement is returned, EPA will perform the soil sampling and will also perform the lead based paint assessment, if necessary. If the EPA does not hear from you, we may be contacting you directly.

If you have any additional questions about this matter, please call the local EPA Public Information Center at 1-402-731-3045.

Sincerely,

A handwritten signature in black ink, reading "Pauletta R. France-Isetts".

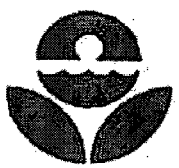
**Pauletta R. France-Isetts
Project Coordinator
Superfund Division
Environmental Protection Agency**

Enclosure

Para mas información en español, por favor usen este numero 1-402-731-3045.

LOT

34368



U.S. Environmental Protection Agency Region VII

Omaha Lead Site
Omaha, NE

Residential Yard Soils
Remedial Investigation/
Feasibility Study

PROPERTY ACCESS

Part of this study is to determine if there is lead in the soil. For more information, call 1-800-223-0425.

Black & Veatch Special Projects Corp. (BVSPC) is under contract with the U.S. Environmental Protection Agency (EPA) to assist in the determination of levels of lead and other metals in surface soils within the Omaha, Nebraska area. Your cooperation is requested in giving BVSPC/EPA permission to access your property for the purpose of surface soil sampling analysis in support of this study. For further information contact Don Bahnke, EPA Project Manager, 1-913-551-7003 or Debbie Kring at the Office of External Programs, 1-800-223-0425.

Property Access Granted By X

(Please Print Name)

X

(property Owner Signature)

X

(date)

NOTE: Granting permission DOES NOT necessarily imply your property will be sampled at this time.

PROPERTY INFORMATION

(If you are a renter, please fill out this section.)

Resident Name: VACANT LOT

☐ owner ☐ renter

Residence Address: 4503 N 36 ST

OMAHA
(city)

NE
(STATE)

68111
(ZIP)

Property owned by GRACIE M OSBY

Owner's mailing address: 5320 N 51 ST, OMAHA, NE 68104

Owner's telephone number - Home: 402-451-5955

Work: 402-203-9418

Age of home? _____ years

How long have you lived here? _____ years

Has the exterior been painted or covered with siding since 1978? ☐ Yes ☐ No

Has the interior been painted or covered since 1978? ☐ Yes ☐ No

Total number of occupants: _____

List Ages: _____

List ages of occupants under 6 years old who play in the yard for 5 or more hours per week: _____

Comments: _____

AUTHORITY FOR ENVIRONMENTAL RESPONSE ACTIONS

The activities to be implemented by EPA under this agreement are pursuant to Section 104 of CERCLA, 42 U.S.C. 9604. EPA's right of access to the property for in Section 104(e) of CERCLA, 42 U.S.C. 9604(e), which provides entry for, "determining the need for response, or choosing or taking any response action under this title, or otherwise enforcing the provisions of this title."

Access Attempts: Letter sent:

First:

5-5-06
FDA

11:00
am

Second:

5/19/06

2pm

Third:

5/22/06
FDA

5pm

Omaha Lead Site

FB 108




Black & Veatch Special Projects Corp.

FDA

46130.0103

EXHIBIT 3a

34368

	U.S. Environmental Protection Agency Region VII 901 North 6th Street Kansas City, Kansas 66101	Omaha Lead Site Omaha, NE Access Agreement to Perform Soil Sampling and Lead-Based Paint Assessments
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PROPERTY ACCESS (To be completed by property owner)
 Para recibir esta forma en español, por favor llame al Centro De Información Publica al (402) 731-3045

Black & Veatch Special Projects Corp. (BVSPC) is under contract with the U.S. Environmental Protection Agency (EPA) to assist in the determination of levels of lead and other metals in surface soils within the Omaha, Nebraska, area. Your cooperation is requested in giving BVSPC/EPA permission to access your property for the purpose of surface soil sampling and analysis in support of this study. If soil sampling indicates that the soil contains lead levels sufficiently high for the property to be eligible for cleanup, property owner grants BVSPC/EPA permission to perform a lead based paint (LBP) assessment on the exterior walls of structures located on the property. Permission to perform sampling and/or LBP assessment must be obtained from the property owner. Contact the local EPA Public Information Center at (402) 731-3045 for further information.

Printed Name of Property Owner Granting Access: _____
(Property Owner's Printed Name)

(Property Owner's Signature) (Date)

NOTE: Sampling may not be scheduled or conducted immediately upon granting access.

PROPERTY INFORMATION
(To be completed by resident and/or property owner. Please Print)

Property Address: 4503 N 36 ST	OMAHA	NE	68111
	<small>(CITY)</small>	<small>(STATE)</small>	<small>(ZIP)</small>

Property Owner's Name: **OSBY GRACIE M**

Resident's Name (If not Owner): _____

Owner's Mailing Address: **5320 N 51 ST, OMAHA, NE 68104**

Owner's Telephone Number - Home: **(402)451-6955** Alternate: _____

Are there children under 7 years old living at this property? ☐ Yes ☐ No ☐ N/A ☐ Unknown

If yes, what is the date of birth of the youngest child? _____

Comments: _____

AUTHORITY FOR ENVIRONMENTAL RESPONSE ACTIONS
 The activities to be implemented by EPA under this agreement are pursuant to Section 104 of CERCLA, 42 U.S.C. 9604. EPA's right of access to the property in Section 104(e) of CERCLA, 42 U.S.C. 9604(e) provides entry for "determining the need for response, or choosing or taking any response action under this title, or otherwise enforcing the provisions of this title."



ACCESS INFORMATION TRACKING SHEET

BVID: 34358

PROPERTY ADDRESS: 3484 AMES AVE.

Property Owned By:
(If new property owner)

Owner Contact No:

Home:

Work:

Cell:

Fax:

Access Contractor:

PRUDENT

MAILING 5320 N. 57 ST

DATE	TIME	Accessor	CONTACT DETAIL
4/16	10:00 AM	RC	White pages, Com / PH. 451-8166
4/16	2:15 PM	RC	DENIED. Says she doesn't even want to know!

Comments:

Please write legibly!

EXHIBIT 3b



34358



U.S. Environmental Protection Agency

Region VII
901 North 5th Street
Kansas City, Kansas 66101Omaha Lead Site
Omaha, NEAccess Agreement to Perform
Soil Sampling and Lead-Based
Paint AssessmentsPROPERTY ACCESS (To be completed by property owner)Please refer to EPA's "Guidance for Landowners Regarding Cleanup of Contaminated Sites" (EPA-600/3-91/010) for more information.

Black & Veatch Special Projects Corp. (BVSPC) is under contract with the U.S. Environmental Protection Agency (EPA) to assist in the determination of levels of lead and other metals in surface soils within the Omaha, Nebraska, area. Your cooperation is requested in giving BVSPC/EPA permission to access your property for the purpose of surface soil sampling and analysis in support of this study. If soil sampling indicates that the soil contains lead levels sufficiently high for the property to be eligible for cleanup, property owner grants BVSPC/EPA permission to perform a lead based paint (LBP) assessment on the exterior walls of structures located on the property. Permission to perform sampling and/or LBP assessment must be obtained from the property owner. Contact the local EPA Public Information Center at (402) 731-3045 for further information.

Printed Name of Property Owner Granting Access: _____
(Property Owner's Printed Name)_____
(Property Owner's Signature)_____
(Date)

NOTE: Sampling may not be scheduled or conducted immediately upon granting access.

PROPERTY INFORMATION

(To be completed by resident and/or property owner. Please Print)Property Address: 3484 AMES AV OMAHA NE 68111
(CITY) (STATE) (ZIP)

Property Owner's Name: OSBY GRACIE M

Resident's Name (If not Owner): _____

Owner's Mailing Address: 5320 N 51 ST, OMAHA, NE 68104

Owner's Telephone Number - Home: (402) 451-5655 Alternate: _____

Are there children under 7 years old living at this property? ☐ Yes ☐ No ☐ N/A ☐ Unknown

If yes, what is the date of birth of the youngest child? _____

Comments: _____

AUTHORITY FOR ENVIRONMENTAL RESPONSE ACTIONS

The activities to be implemented by EPA under this agreement are pursuant to Section 104 of CERCLA, 42 U.S.C. 9604. EPA's right of access to the property in Section 104(e) of CERCLA, 42 U.S.C. 9604(e) provides entry for "determining the need for response, or choosing or taking any response action under this title, or otherwise enforcing the provisions of this title."





34358



U.S. Environmental Protection Agency Region VII

Omaha Lead Site
Omaha, NEResidential Yard Soils
Remedial Investigation/
Feasibility Study

PROPERTY ACCESS (to be completed by property owner)

Para recibir esta información en español, por favor llame Debbie Kring al 1-800-223-0425

Black & Veatch Special Projects Corp (BVSPC) is under contract with the U.S. Environmental Protection Agency (EPA) to assist in the determination of levels of lead and other metals in surface soils within the Omaha, Nebraska area. Your cooperation is requested in giving BVSPC/EPA permission to access your property for the purpose of surface soil sampling analysis in support of this study. For further information contact Don Bahnke, EPA Project Manager, 1-913-551-7003 or Debbie Kring at the Office of External Programs, 1-800-223-0425.

Property Access Granted By

(Please Print Name)

(property Owner Signature)

(date)

NOTE: Granting permission DOES NOT necessarily imply your property will be sampled at this time.

PROPERTY INFORMATION

(to be completed by resident and/or property owner - Please Print)

Resident Name: VACANT LOT

owner

renter

Residence Address: 3484 AMES AV

OMAHA

NE

68111

(CITY)

(STATE)

(ZIP)

Property owned by GRACIE M OSBY

Owner's mailing address: 5320 N 51 ST, OMAHA, NE 68104

Owner's telephone number - Home: 402-451-5955

Work: 402-203-8418

Age of home? years How long have you lived here? years

Has the exterior been painted or covered with siding since 1978? Yes No

Has the interior been painted or covered since 1978? Yes No

Total number of occupants: List Ages:

List ages of occupants under 6 years old who play in the yard for 5 or more hours per week:

Comments: LOT VALUE \$300. 3/3/06 CREATE NEW ACCESS/FIELD SHEET FOR SIGNATURE AND SAMPLING. S

AUTHORITY FOR ENVIRONMENTAL RESPONSE ACTIONS

The activities to be implemented by EPA under this agreement are pursuant to Section 104 of CERCLA, 42 U.S.C. 9604. EPA's right of access to the property for in Section 104(e) of CERCLA, 42 U.S.C. 9604(e), which provides entry for, "determining the need for response, or choosing or taking any response action under this title, or otherwise enforcing the provisions of this title."

Access Attempts: Second field sheet printed 6-1-2006

First: 8-9-06 3:35 pm Second: 8-22-06 6:40 am Third: 10/28/06

Hanger

PSA

PSA

RB 11:41 AM

Omaha Lead Site



Black & Veatch Special Projects Corp.

EPA

EXHIBIT 3b 10/28/06

FBP 130

9/22/06

10/17/06

EP 12:12 10/17/06

10/28/06

LDM



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

JUN 14 2001

CERTIFIED MAIL NO: 7000 0520 0023 6939 4095
RETURN RECEIPT REQUESTED

[REDACTED]
620 N. Cleary
Galena, Kansas 66739

RE: NOTICE AND OPPORTUNITY TO COMMENT
Cherokee County Superfund Site
614 N. Cleary
Galena, Kansas

Dear Mr. Brand:

The United States Environmental Protection Agency (EPA) is preparing to place a notice on the above-referenced property, of which you appear to be the owner of record, by filing a Deed Notice with the office of the Recorder of Deeds for Cherokee County, Kansas.

The purpose of the Deed Notice (Notice) is to inform the public and any potential purchaser of the property that soil samples obtained by EPA from this property show high levels of lead contamination making the yard unsafe for residents under six years of age and pregnant women. In addition, the Notice provides information about the opportunity for you or a future owner to have the contaminated soils on the property cleaned up through a government sponsored and funded program. To date, you have refused access to the government to conduct this clean up.

The EPA completed response actions in your neighborhood to remove and remediate hazardous substances from more than 700 residential properties. This action was taken to protect the health of the citizens in your community. The EPA Record of Decision (ROD) issued in 1996 provides information about the human health risks and the benefits of the clean up action. The ROD clearly explains the risks to you and future owners from residing on this property with contaminated soils, which include, among other things, the risk of exposure to harmful levels of lead that may cause health impacts in children under age six and pregnant women.

If you believe that you have a valid legal reason why EPA should not place a Notice on this property, please identify said reason(s) in writing, explaining in detail why you believe that EPA may not file the Notice as intended. This explanation may be in the form of a letter, and must be filed with EPA no later than twenty (20) days after your receipt of this correspondence. This written explanation should be sent to the following address:

E. Jane Kloeckner
Senior Assistant Regional Counsel
U.S. Environmental Protection Agency
901 N. Fifth Street
Kansas City, Kansas 66101
by FAX: (913) 551-7925
by e-mail: Kloeckner.Jane@epa.gov

EPA will evaluate your stated defense and will notify you of its decision prior to filing the Notice. If EPA receives no written statement from you within the above stated twenty (20) day period, it will immediately proceed to file the Notice on the property.

If you have any questions concerning this letter or the Notice, or anything else relating to this site, please feel free to contact me at (913) 551-7235.

Sincerely,



E. Jane Kloeckner
Senior Assistant Regional Counsel



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

AUG 16 2001

Carolyn McKee
Cherokee County Register of Deeds
PO Box 228
Columbus, Kansas 66725

Dear Ms. McKee:

Enclosed please find a Deed Notice which the United States Environmental Protection Agency (EPA) request you file in your office. This Notice is to inform the public and any potential purchaser of the property that soil samples obtained by EPA from this property show high levels of lead contamination making the yard unsafe for residents under six years of age and pregnant women.

It is hereby requested that you file this Notice pursuant to Kansas Statute § 58-2221 which states: "Every instrument in writing that conveys real estate, any estate or interest created by an oil and gas lease, or whereby any real estate may be affected, proved or acknowledged, and certified in the manner hereinbefore prescribed, may be recorded in the office of register of deeds of the county in which such real estate is situated." Enclosed is the \$8.00 fee for your services provided for in Kansas Statute § 28-115.

Please file this document and return a file-stamped copy to me at this office at the following address:

Karen Heavener
Office of Regional Counsel
U.S. Environmental Protection Agency
901 N. 5th Street
Kansas City, KS 66101

If you have any questions, please contact me at (913) 551-7259. Thank you for your courtesy and cooperation in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Karen Heavener".

Karen Heavener
Paralegal Specialist

Enclosures

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION VII

901 North Fifth Street
Kansas City, Kansas 66101

NOTICE IS HEREBY GIVEN, that the United States Environmental Protection Agency (EPA) has obtained soil samples from property commonly known as 614 N. Cleary, Galena, Kansas 66739, and includes the following described parcel:

Lot One Hundred Twenty-four (124) in the Fourth Addition to the city of Empire City as shown by the recorded plat thereof the same now being a part of the city of Galena, Cherokee County, Kansas.

This NOTICE is to inform the public and any potential purchaser of the above-described real property that soil samples obtained by EPA from this property show high levels of lead contamination making the property unsafe for residents under seven years of age and pregnant women.

FURTHERMORE, an opportunity to have the contaminated soils on this real property cleaned up through a government sponsored and funded program is available to the owners or future owners. This NOTICE exists and shall continue until the real property has been cleaned up. Request for clean up of this property and a record of all real estate that has been cleaned up by the government is available by contacting the EPA, Region VII, Superfund Division, 901 North Fifth Street, Kansas City, KS, 66101 or the Kansas Department of Health and Environment, Division of Environment, at Forbes Field, Building 740, Topeka, Kansas, 66620.

██████████ owner of this real property has been provided an opportunity to receive a free EPA clean up of the contaminated soils but has refused access as of the date of filing this NOTICE. Also, ██████████ has been provided written notice of and an opportunity to comment on the filing of this NOTICE by certified mail.

I declare under penalty of perjury that the foregoing is true and correct.

By: K. David Drake

K. David Drake
Remedial Project Manager
United States Environmental Protection Agency
Region VII
Superfund Division
901 North Fifth Street
Kansas City, Kansas 66101

DEED NOTICE

614 N. Cleary

Galena, Kansas

Page 2 of 2

STATE OF KANSAS)
) ss
COUNTY OF WYANDOTTE)

The foregoing instrument was acknowledged before me this 11th day of July, 2001, by
K. David Drake, Remedial Project Manager, United States Environmental Protection Agency,
Region VII.



NOTARY PUBLIC

KENT JOHNSON
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. 6/21/03

My Commission Expires:



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VII
901 NORTH 5TH STREET
KANSAS CITY, KANSAS 66101

August 30, 2001

Mr. [REDACTED]
620 N. Cleary
Galena, Kansas 66739

Dear Mr. [REDACTED]:

Enclosed please find copies of Deed Notices which the United States Environmental Protection Agency (EPA) has filed with the Cherokee County Register of Deeds. These Notices are to inform the public and any potential purchaser of these properties that soil samples obtained by EPA from these properties show high levels of lead contamination making the yards unsafe for residents under six years of age and pregnant women.

If at any time you or a future purchaser of these properties would like to request a free cleanup of these properties, please contact Dave Drake at EPA, Superfund Division, 901 N. Fifth Street, Kansas City, Kansas 66101 or at (913) 551-7626. You may also contact the Kansas Department of Health and Environment, Division of Environment, at Forbes Field, Building 740, Topeka, Kansas 66620.

If you have any specific questions regarding these Deed Notices, please contact E. Jane Kloeckner, Senior Assistant Regional Counsel at (913) 551-7235.

Sincerely,

Karen Heavener

Karen Heavener
Paralegal Specialist

Enclosure

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION VII
901 North Fifth Street
Kansas City, Kansas 66101

NOTICE IS HEREBY GIVEN, that the United States Environmental Protection Agency (EPA) has obtained soil samples from property commonly known as 614 N. Cleary, Galena, Kansas 66739, and includes the following described parcel:

Lot One Hundred Twenty-four (124) in the Fourth Addition to the city of Empire City as shown by the recorded plat thereof the same now being a part of the city of Galena, Cherokee County, Kansas.

This NOTICE is to inform the public and any potential purchaser of the above-described real property that soil samples obtained by EPA from this property show high levels of lead contamination making the property unsafe for residents under seven years of age and pregnant women.

FURTHERMORE, an opportunity to have the contaminated soils on this real property cleaned up through a government sponsored and funded program is available to the owners or future owners. This NOTICE exists and shall continue until the real property has been cleaned up. Request for clean up of this property and a record of all real estate that has been cleaned up by the government is available by contacting the EPA, Region VII, Superfund Division, 901 North Fifth Street, Kansas City, KS, 66101 or the Kansas Department of Health and Environment, Division of Environment, at Forbes Field, Building 740, Topeka, Kansas, 66620.

██████████, owner of this real property has been provided an opportunity to receive a free EPA clean up of the contaminated soils but has refused access as of the date of filing this NOTICE. Also, ██████████ has been provided written notice of and an opportunity to comment on the filing of this NOTICE by certified mail.

I declare under penalty of perjury that the foregoing is true and correct.

By: K. David Drake
K. David Drake
Remedial Project Manager
United States Environmental Protection Agency
Region VII
Superfund Division
901 North Fifth Street
Kansas City, Kansas 66101